STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
191 MAIN STREET
EAST MILLINOCKET, MAINE 04430

PAUL R. LEPAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

NICHOLAS D. LIVESAY
EXECUTIVE DIRECTOR

PERMIT

AMENDMENT A TO BUILDING PERMIT BP 14441

The staff of the Maine Land Use Regulation Commission, after reviewing the application and supporting documents submitted by Ralph E. Clark for Amendment A to Building Permit BP 14441, finds the following facts:

1. Applicant: Ralph E. Clark
   377 North Road
   Carroll Plt., ME 04487

2. Date of Completed Application: August 3, 2015

3. Location of Proposal: Carroll Plantation, Penobscot County
   Lot # 9 on Plan 09

4. Zoning: (M-GN) General Management Subdistrict

5. Lot Size: 20.0 Acres (owned)

6. Principal Building: Proposed Single Family Dwelling (57 ft. by 28 ft. x 10 ft.)

7. Accessory Structures: Proposed Garage (32 ft. by 24 ft. by 10 ft.)

8. Sewage Disposal: Proposed Combined Subsurface Wastewater Disposal System

Background:

9. On August 5, 2010, Building Permit BP 14441 was issued to Travis J. and Holly J. Worster, prior landowners of the subject property, authorizing the construction of a 28 foot by 40 foot single family mobile home on a permanent concrete slab foundation and the installation of a subsurface wastewater disposal system. The dwelling, permanent foundation, and subsurface wastewater disposal system were never constructed.

10. The applicant's lot is currently undeveloped.

Proposal:

11. The applicant proposes to construct a 57 foot by 28 foot single family dwelling and a 32 foot by 24 foot garage, both on permanent foundations. The structures would be set back 100 feet from

North Road and a least 75 feet from the nearest property boundary line. The proposed single family dwelling would be served by a proposed combined subsurface wastewater disposal system and accessed by a proposed driveway approximately 100 feet in length.

12. The proposed development complies with Sub-Chapter III of the Commission's Land Use Districts and Standards.

13. The facts are otherwise as represented in Amendment A to Building Permit Application BP 14441, Building Permit BP 14441, and supporting documents.

Based upon the above Findings, the staff concludes that if carried out in compliance with the Conditions below, the proposal will meet the Criteria for Approval, Section 685-B(4) of the Commission's Statutes, 12 M.R.S.A.

Therefore, the staff approves the application of Ralph E. Clark with the following conditions:

1. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.

2. This permit is dependent upon and limited to the proposal as set forth in the application and supporting documents, except as modified by the Commission in granting this permit. Any variation is subject to prior review and approval of the Maine Land Use Planning Commission. Any variation from the application or the conditions of approval undertaken without approval of the Commission constitutes a violation of Land Use Planning Commission law.

3. The standards for Vegetative Clearing, Section 10.27,B of the Commission's Land Use Districts and Standards, a copy of which is attached (*ver. 7/2015)*.

4. The standards for Filling and Grading, Section 10.27,F of the Commission's Land Use Districts and Standards, a copy of which is attached (*ver. 7/2015*).

5. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to insure proper functioning. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.

6. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.

7. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.

8. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.

9. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.

10. The permittee shall secure and comply with all applicable licenses, permits, authorizations, and requirements of all federal, state, and local agencies including but not limited to: Air and Water Pollution Control Regulations; Subsurface Wastewater Disposal System approval from the Local Plumbing Inspector and/or Maine Department of Health and Human Services, Subsurface Wastewater Program; and the Maine Department of Transportation, Driveway Entrance Permit, a physical E-911 address from your County Commissioner's Office.

11. The driveway must be located and constructed so that (a) it will not erode or create any undue restriction or disruption of existing surface water drainage ways and (b) it will divert runoff to a vegetated buffer strip so as to prevent it from directly entering a water body, mapped P-WL1 wetland or roadway.

12. All structures must be set back a minimum of 50 feet from North Road and 15 feet from other property boundary lines.

13. Once construction is complete, the permittee shall submit a self certification form, notifying the Commission that all conditions of approval have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.

This permit is approved upon the proposal as set forth in the application and supporting documents, except as modified in the above stated conditions, and remains valid only if the permittees comply with all of these conditions. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

DONE AND DATED AT EAST MILLINOCKET, MAINE, THIS 4th DAY OF AUGUST, 2015.

By: Debra A. Kaczynski

for Nicholas Livesay, Executive Director

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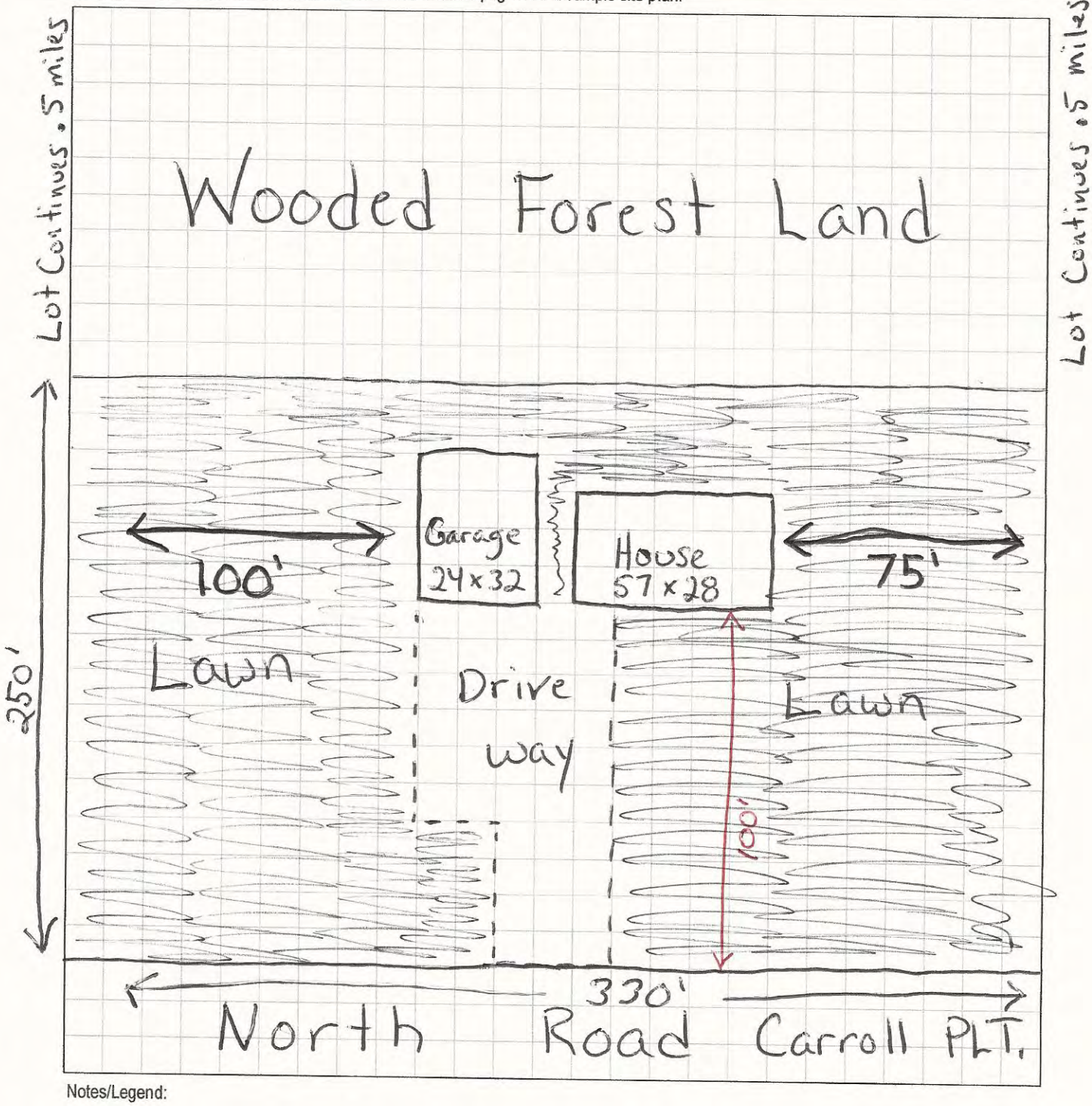
For office use:

48363 Tracking No. BP 14441-A Permit No.

EXHIBIT C: SITE PLAN

Prepare a bird's-eye view site plan that shows your entire property and includes all the elements described for **Exhibit C** in the instructions on page ii. Do not use colors. Refer to the instructions on page ii for a sample site plan.



Notes/Legend: